177.0	0006	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,000 /	829,000
					USE VALUE:	829,000 /	829,000
					ASSESSED:	829,000 /	829,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KREMSKY JONATHAN N--ETAL	
Owner 2:	KADEN DEBRA A	
Owner 3:		
Street 1:	61 PIEDMONT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Copm. Clap Exterior and 2618 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	429,500	500	399,000	829,000
Total Card	0.115	429,500	500	399,000	829,000
Total Parcel	0.115	429,500	500	399,000	829,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.65 | /Parcel: 316.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	154219
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0012.A

!13911!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	429,500	500	5,000.	399,000	829,000		Year end	12/23/2021
2021	101	FV	417,300	500	5,000.	399,000	816,800		Year End Roll	12/10/2020
2020	101	FV	417,300	500	5,000.	399,000	816,800	816,800	Year End Roll	12/18/2019
2019	101	FV	322,000	600	5,000.	393,300	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	322,000	600	5,000.	302,100	624,700	624,700	Year End Roll	12/20/2017
2017	101	FV	322,000	600	5,000.	285,000	607,600	607,600	Year End Roll	1/3/2017
2016	101	FV	322,000	600	5,000.	262,200	584,800	584,800	Year End	1/4/2016
2015	101	FV	319,100	600	5,000.	245,100	564,800	564,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:57:32

LAST REV

Date	Time
09/22/20	08:14:54
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13911

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19358-545		9/1/1988		269,900	No	No		Y

USER DEFINED

Prior Id # 1:	154219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2020	586	Solar Pa	35,000	C				
7/20/2018	1023	Redo Bat	84,000	C				remod 2 full & 1 1
7/16/2012	885	Redo Kit	119,000	C				& RESIDE W/VINYL &
6/24/2006	526	Re-Roof	5,700					
9/8/1993	433		6,000					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice	DGM	D Mann
8/5/2019	Permit Visit	DGM	D Mann
8/31/2018	Meas/Inspect	HS	Hanne S
1/10/2013		BR	B Rossignol
11/11/2008	Meas/Inspect	345	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	243	PATRIOT
7/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20147061
Const Adj.:	0.98392010
Adj $ / SQ:	153.680
Other Features:	123524
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484172
Depreciation:	54711
Depreciated Total:	429461

COMMENTS

646-9185. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M

Totals		
1	7	4

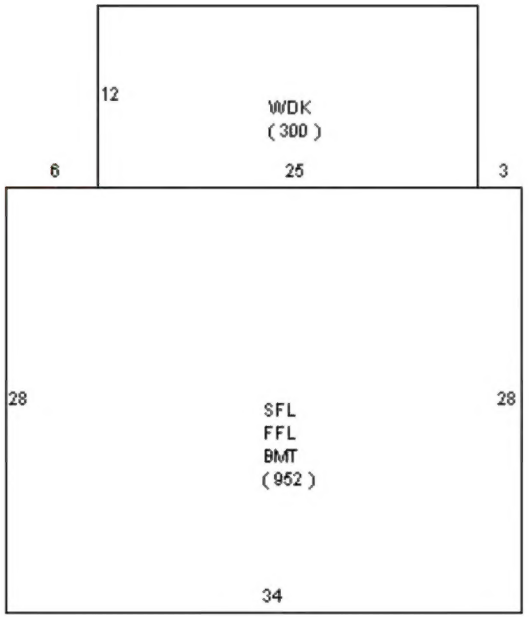
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.68
Special Features:	0	Val/Su Net:	136.09
Final Total:	429500	Val/Su SzAd	225.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	68.580	65,288
FFL	First Floor	952	153.680	146,303
SFL	Second Floor	952	153.680	146,303
WDK	Deck	300	9.180	2,755

Net Sketched Area:	3,156			Total:	360,649
Size Ad	1904	Gross Area	3156	FinArea	2618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1990	4.85	T	23.2	101			500			500
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500